

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 02 January 2018 11:15
To: Planning Scanning
Subject: FW: Planning Consultation on: AL/129/17/PL

On Behalf Of CCD Planning Consultations

Sent: 02 January 2018 10:44
To: Planning.Responses
Cc: Derek Whittington
Subject: RE: Planning Consultation on: AL/129/17/PL

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 02/01/2018

FROM: Katie Kurek
TO: Arun District Council
FAO: S Davis

SUBJECT: AL/129/17/PL - Demolition of existing garage, demolition of portion of flint wall to re-instate pedestrian access onto Nyton Road & erection of 2 No. dwellings with associated car parking, cycle storage, bin storage & gardens. This application may affect the setting of a Listed Building.

Land east of Forge House, Nyton Road, Aldingbourne, Westergate, West Sussex, PO20 3UP

RECOMMENDATION: ADVICE

S106 contribution total (see below for breakdown): £N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Planning Services should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

Summary

West Sussex County Council, in its capacity as the Local Highway Authority (LHA), previously provided pre-application advice at the site regards two additional dwellings. At this stage the existing access arrangements with no possibility of a passing place at the entrance was discussed. Considering the restraints of the site the LHA appreciate that the possibility for widening the access or providing a passing point is limited. Vehicular movements are anticipated to be tidal in nature and the resultant total of trips and chance of conflict from three dwellings is not anticipated to be severe.

The LHA do not raise grounds to resist the principle of the application subject to advice and conditions set out below.

Access & Visibility

Nyton Road is the A29, an arterial road subject to a 30 mph speed restriction in this location. From inspection of the plans, there appears to be no apparent visibility issue at the point of access onto Nyton Road. I have also checked the most recently available verified accident records, which reveals there has been one personal injury accident in the vicinity of the existing point of access within the past 5 years. From an inspection of accident data this was not due to any defect with the existing access or road layout in this location. There is no evidence to suggest that the access has been operating unsafely or that proposed 2 x additional dwellings would exacerbate any existing safety concern.

Vehicular visibility splays have not been demonstrated however from an inspection of WSCC mapping splays of 2.4m by 43m entirely within the extent of the public highway are achievable. As per Manual for Streets (MfS) guidance this is suitable for vehicle speeds of 30 mph. Furthermore the existing splayed access provides some scope for pedestrian visibility on the adjacent footway.

It would be beneficial to provide a passing place at the entrance, a width of ideally 4.5m. Nevertheless, the LHA's previous comments still apply whereby, considering the anticipated low level of vehicle movements and tidal nature of these, it would be difficult to substantiate a highway safety reason to resist the application based on this alone.

Parking & Turning

Whilst the garage for Forge House will be demolished nevertheless some off-street parking for the existing dwelling will be retained. There appears to be sufficient space within this layout to also provide a turn on site facility.

The proposed 2-bedroom dwellings will each be served by 2 x tandem car parking spaces. This meets with the level of parking demand anticipated by the WSCC Car Parking Demand Calculator for dwellings of this scale and location. From an inspection of the plans the proposed parking spaces are at least 2.4m by 4.8m each, sufficient for providing allocated parking to the use.

For a 90 degree turn to/ from a 2.4m wide space MfS advises that 6m clear space rear of the parking bay is available. The presence of boundary vegetation results in a length short of this requirement. Nevertheless the LHA consider that turning will be achievable on site, via a multipoint manoeuvre, and that cars are not anticipated to reverse on to Nyton Road in this location.

Sustainability

The site is served by an adjacent street lit footway link with pedestrian crossing facilities in the vicinity. Local amenities, such as the garage shop, are within walking distance. The nearest bus stop is located on Nyton Road and provides regular services to Chichester and Bognor Regis. Whilst the majority of daily trips are anticipated to take place by private vehicle the LHA are satisfied that realistic options for sustainable modes of transport are available in this location. We would advise that secure and covered bicycle storage is provided for the new dwellings, details of which can be secured via condition.

Conclusion

The LHA does not consider that the proposal for 2 x dwellings would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application the following conditions should be secured:

Vehicle parking and turning

No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development.

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors' buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

Katie Kurek
Planning Services

Sent: 13 December 2017 09:07
To: SU Local Development
Subject: Planning Consultation on: AL/129/17/PL

To: **WSCC(ROW/Strategic/Highways)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order
2015 - Articles 16 & 18 Consultation before the grant of permission
Planning Permission

APPLICATION NO: **AL/129/17/PL**

Registered: 12th December
2017

Site Address: Land east of Forge House Nyton Road Westergate PO20 3UP

Grid Reference: 494185 105564

Description of Works: Demolition of existing garage, demolition of portion of flint wall to re-instate pedestrian access onto Nyton Road & erection of 2 No. dwellings with associated car parking, cycle storage, bin storage & gardens. This application may affect the setting of a Listed Building.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 11-JAN-18.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Mr S Davis who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>

NLPG UPRN 100062237016

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